PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Paltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3B(Section III C.3), to permit a side yard setback of 10 feet instead of the required 15 feet, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Said Variance would allow petitioners to increase the living area in their residence by means of a one-story room addition 17 feet by 17.5 feet, on the easterly side of the subject property, to be used as a family/recreation room, there being no basement in said dwelling. The topography of the lot precludes expansion on the westerly side, as there is a 15 foot slope running along said west side, beginning 7 feet from the northwesternmost corner of the dwelling.

The rear word is also sloved expansion precluded by an expansion a grant of the second. The rear yard is also sloped, expansion precluded by an existing a ove-groun's swimming pool, which had to be dug 2 feet into the ground in order to level same. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): STEPHEN M. ENSOR (Type or Print Mame) Sleplore M JEANNE S. ENSOR (Type or Print Name) Ranne City and State Attorney for Petitioner: 3020 Sixth Avenue 661-1128 pe or Print Name) Baltimore, Maryland 21234 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Name 3020 Sixth Avenue attorney's Telephone No.: Baltimore, MD 21234 661-1128 ORDERED By The Zoning Commissioner of Baltimore County, this ______lst_____day of ______August_____, 19_84___, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ llth ____ day of __September ____, 19 84 , at 9:30 o'clock

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND Legislative Session 1984, Legislative Day No. 14 RESOLUTION NO. 65-84

Mr. Eugene W. Gallagher , Councilman

By the County Council, July 2, 1984

A RESOLUTION concerning the public disclosure of Stephen M. Ensor.

WHEREAS, Stephen M. Ensor, a Baltimore County Police Officer, intends to file a Petition for Zoning Variance in connection with an addition of a family/recreation room which he intends to add to his home at 3020 Sixth Avenue. in Carney, Maryland; and

WHEREAS, this Resolution is intended to serve as the public disclosure required by Section 22-11(e) of the Baltimore County Code.

NOW, THEREFORE, Be it Resolved by the County Council of Baltimore County, Maryland, that the interest of Stephen M. Ensor in the property described herein does not contravene the public welfare.

M. Ent Sixth ixth A

1286

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER NW Corner Sixth Ave. and Avondale Rd. (3020 Sixth Ave.): OF BALTIMORE COUNTY 11th District STEPHEN M. ENSOR, et ux,

> ::::::: ENTRY OF APPEARANCE

Petitioners

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 20th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Stephen M. Ensor, 3020 Sixth Ave., Baltimore, MD 21234, Petitioners.

Keter Max Zumwermen

BALTIMORE COUNTY

printers of the same of the sa

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

LIBER4932 PASE 170 ASSIGNMENT OF LEASEHOLD --- INDIVIDUAL GRANTOR --- INDIVIDUAL OR CORPORATE GRANTEE ---

This Assignment, MADE THIS 16 77 in the year one thousand nine hundred and sixty-eight by and between ARISTOTLE N. SIAKOTOS and DIMITRA C. SIAKOTOS, his wife

Baltimore County, State of Maryland of the first part, and STEPHEN M. ENSOR and JEANNE S. ENSOR, his wife

of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, the said Parties of the first part

do grant and assign to the said Parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her

personal representatives/Empersons and assigns all situate in Baltimore County, State of Maryland described as follows, that is to say: BEGINNING for the same and being known and designated as Lot No. 5 on Plat No. 2, THORNEWOOD PARK, which Plat is recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 21, folio 6. The improvements thereon being known as No. 3020 Sixth Avenue. subject to a ten foot easement for drainage across the rear line of said lot as shown on the aforesaid Plat.

BEING the same lot of ground which by deed dated October 13, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3609, folio 406, was granted and conveyed by Asten, Inc. unto the grantors herein.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 30, 1984

Mr. & Mrs. Stephen M. Ensor 3020 Sixth Avenue COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Baltimore, Maryland 21234

Nicholas B. Commodari

Department of ... Traffic Engineering State Roads Commission Health Department Project Planning Building Department Board of Education

RE: Item No. 2 - Case No. 85-66-A Stephen M. Ensor, et ux Variance Petition

Dear Mr. & Mrs. Ensor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approtateness of the zoning action requested, but to assure regard to the development plans of plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be filing on the hearing file. This petition was accepted for hearing scheduled accordingly.

Very truly yours, Michalas B Cammedani,

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:bsc

Enclosures

LIBER 4932 PAGE 17

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in any wise appertaining.

To Have and To Hold the said des_ribed lot of ground and premises to the said PARTIES OF THE SECOND PART, as tenants by the entireties, their assigns, and unto the survivor of them, his or her

personal representatives/surressors and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever; subject to the payment of the annual rent of \$120.00 payable half-yearly on the 13th days of April and October in each year.

AND the said part les of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand sand seals of said grantor;

V Frederick Mr. Consulary FREDERICK M. CONAWAY

Indiana

Dimitra C. Siakotos

STATE OF MARKINGOND, County of Boose, I Hereby Cerrify, That on this 12 th day of October in the year one thousand nine hundred and sixty-eight the subscriber, a Notary Public of the State aforesaid, personally appeared Aristotle N. Siakotos and Dimitra C. Siakotos, his wife

known to me (or satisfactorily proven) to be the persons whose names xiz/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires: IN COLOR OFF Rec'd for record OCT 24 1968 at 137 Ames R CONNINCHAN.

, before me,

Receipt No. 2162/15 \$ 900

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

July 23, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #2 (1984-1985) Property Owner: Stephen M. Ensor, et ux District: 11th

N/W corner Sixta Ave. and Avondale Rd. Acres: Lot #5 "Thornwood" Plat 2, 21-6

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading including the stripping of top soil.

GSB: EAM: ROP:ss

-

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would mould result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should should xuok be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12 day of September, 19 84, that the herein Petition for Variance(s) to permit a side yard setback of 10 feet in lieu of the required 15 feet for the expressed purpose of constructing a 17'x17.5' addition, in accordance with the site plan submitted, is GRANTED, from and after the date of this Order.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 norman E. Gerber Director

> Hr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

7-16-84

Re: Zoning Advisory Meeting of '7-10-84 Property Owner: Stephen M. Ensor, etant Location: Nwiew. Sixth Aus. + Avondale Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X) There are no site planning factors requiring comment.
(A) County Review Group Meeting is required.)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory. The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development)Development of this site may constitute a potential conflict with

the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board)Landscaping should be provided on this site and shown on the plan.)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
474-3550

July 23, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> -ZAC- Meeting of July 10, 1984 Existing Zoning: D. R. 5.5

Property Owner: Stephen M. Ensor, et ux
Location: NW/Cor. of Sixth Avenue and Avondale Road Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 15'.

Lot # "Thornwood" Plat 2, 21-6 District:

Dear Mr. Jablon:

The petition should be warned not to place the drivewa entrance in the radius of the curve of the intersection.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department. 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Traffic Enginéering Assoc. II

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

Office of Planning and Zoning

Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee

Location: NW/Cor. Sixth Avenue and Avondale Road

Pursuant to your request, the referenced property has been surveyed by this

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

() 7. The Fire Prevention Bureau has no comments, at this time.

Bureau and the comments below marked with an "X" are applicable and required

() 1. Fire hydrants for the referenced property are required and shall be

located at intervals or _______feet along an approved road in accordance with Baltimore County Standards as published by the

(X 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection

REVISWER: Of Joly Joly Approved: Leonge M Neigand Fire Prevention Bureau Special Inspection Division

Association Standard No. 101 *Life Safety Code*, 1976 Edition prior

RE: Property Owner: Stephen M. Ensor, et ux

Department of Public Works.

to occupancy.

() 6. Site plans are approved, as drawn.

PAUL H. REINCKE

Mr. Arnold Jablon

Zoning Commissioner

Item No.: 2

PETITION FOR VARIANCE

July 18, 1984

Zoning Agenda: Meeting of 7/10/84

11th Election District ZONING: Petition for Variance

LOCATION: Northwest corner Sixth Avenue and Avondale Road (3020 Sixth Avenue)

DATE & TIME: Tuesday, September 11, 1984 at 9:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 10 ft. instead of the required 15 ft.

Being the property of Stephen H. Ensor, et ux, as shown on plat plan filed with the Zoning Department. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zouing Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the

> BY ORDER OF ARNOLD JAELON ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO____Zoning Commissioner August 24, 1984

Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petition Nos. 85-63-A and 85-66-A

There are no comprehensive planning factors requiring comment on these petitions.

Office of Planning and Zoning

NEG/JGH/sf

ZONING DESCRIPTION

Beginning on the northwest corner of Sixth Avenue and Avondale Road (formerly known as Ridge Avenue). Being known and designated as Lot No. 5 on Plat No. 2, Thornewood Park, which Plat is recorded among the land records of Baltimore County in Plat Book G.L.B. No. 21, folio 6. The improvements thereon being known as No. 3020 Sixth Avenue.

Comments on Item # Z Zoning Advisory Committee Heeting Stephen M. Ensor, et ux NWC 6th Avenue & Avondale Road

Vareance to permit side yard setback of 10' in lieu of 15' Lot #5 Thornwood

A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Manyland Code for the Handisepped and Aged; and other applicable Codes. B. A building/and other miscellameous permits shall be required before beginning construction.

Residential: Three sets of construction drawings are required to file a permit Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402.

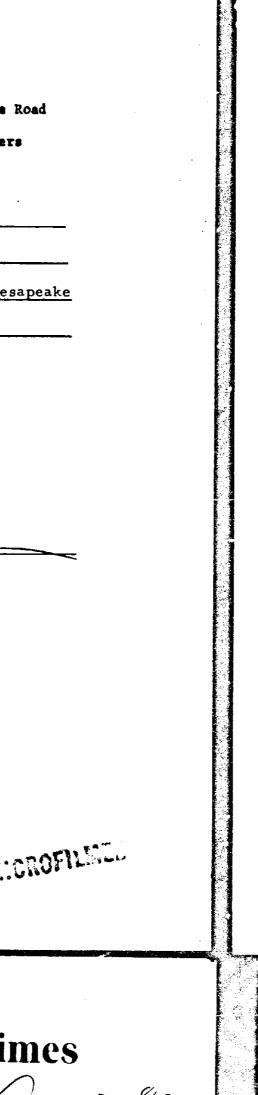
F. Requested variance conflicts with the Baltimore County Building Code,

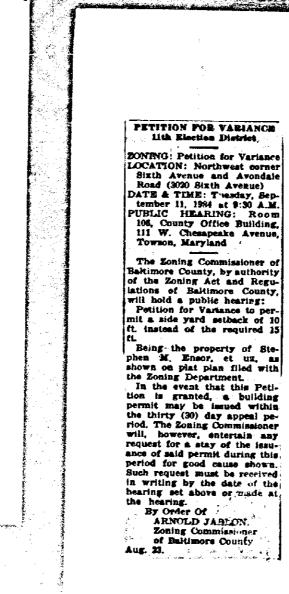
G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122

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BALTIMORE COUNT	Y C ZONING	
OFFICE OF PLANNING TOWSON, MARYLAN		
494-3353		
ARNOLD JABLON		<u>.</u>
ZONING COMMISSIONER	•	
A STATE OF THE STA		
e construction	September 7, 19	984
Mr. and Mrs. Stephen M. E	ngor	
3020 Sixth Avenue	•	
Baltimore, Maryland 2123	4	
RE: Petition for Varianc		
W/cor. Sixth Avenue	and Avondale Road	
(3020 Sixth Avenue) Stephen M. Ensor, et	ux - Petitioner	
Case No. 85-66-A (It		
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of the above property.		
This fee must be	paid and our zoning sign and po	ost returned on the day
	Order is issued. Do not remo	
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	check payable to Baltimore Connuary, Zoning Office, Room 11	
Towson, Maryland 2120		is, county office Building,
	No. 134333 erely	•
BALTIMORE COUNTY, MARYLAND	NU. 134333	
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District	Towner, Maryland Towner, Mary	Dete of Poeting B/18/64 Of February B/18/64 Of return: B/23/84 of return: B/23/84 Of return: B/23/84 Of commodari Chairman, Zoning Plans

· ·	August 13, 1984
Mr. & Mrs. Stephen M. Ensor 3020 Sixth Avenue Baltimore, Maryland 21234	
NOTIC	E OF HEARING
NW/cc (3020 Steph	tion for Variance corner Sixth Avenue and Avondale Road TO Sixth Avenue) Then M. Ensor, et ux - Petitioners To. 85-66-A
TIME: 9:30 A.M.	
DATE: Tuesday, September	r 11, 1984
PLACE: Room 106, County	y Office Building, 111 West Chesapeake
Avenue, Towson,	Maryland
OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE ACCOUNT AMOUNT FOR: FOR: THE PLANEOUS CASH RECEIPT ACCOUNT AMOUNT AMOUNT THE PLANEOUS CASH RECEIPT ACCOUNT AMOUNT THE PLANEOUS CASH RECEIPT THE P	Zoning Commissioner of Baltimore County 2.131981 6/3-100 7/200
VALIDATION OR SIGNATURE OF CASHIER	
Petition For Variance 11th Election District ZONING: Petition for Variance LOCATION: Northwest corner Sixth Avenue and Avondale Road (3026 Sixth Avenue) DATE & TIME: Tuesday, Sept. 11, 1984, at 9:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Fetition for Variance to permit a side yard setback of 10 ft. instead of the required 15 ft. Being the property of Stephen M. Ensor, et ux, as shown on plat plan filed with the Zoning Department. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in w.iting by the date of the hearing set above or made at the hearing. BY ORDER OF Armeld Sables.	Middle River, Md.,





BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TO'VSON, MARYLAND 21204
494-3353

September 11, 1984

RE: Petition for Variance NW/corner of Sixth avenue and Avon-dale Road (3020 Sixth Avenue) 11th

Election District

JEAN M.H. JUNG

Deputy Zoning Commissioner

I have this date passed my Order in the above captioned matter in accordance with

arnold Jablon Zoning Commissioner

3020 Sixth Avenue

Mr. and Mrs. Stephen M. Ensor

Baltimore, Maryland 21234

Dear Mr. and Mrs. Ensor:

the attached.

JMHJ/mc

Attachments

cc: People's Counsel

85-66-A CERTIFICATE OF PUBLICATION PETITION POS VARIANCE Lith Election District, ZONING: Petition for Variance LOCATION: Northwest corner Sixth Avenue and Avondale Road (3020 Sixth Avenue)
DATE & TIME: Treaday, September 11, 1984 at \$:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland TOWSON, MD., August 23, 19 84 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 23, , 19 84. THE JEFFERSONIAN, 18 Venetonli

Cost of Advertising

SUBJECT PROPERTY VICINITY MAP Stephen M. Ensor, et ux - Petitioners No. 85-66-A (Item No. 2) BALTIMORE GAS AND ELECTRIC COMPANY -CARNEY SUBSTATION 10' DRAINAGE ÉASEMENT N AYONDALE RD. CARNEY ELEMENTARY SCHOOL (Parcel from KinWAT TO BE. OF EDUCATION 3/28/56 2902/55) W. 4C W. 9-E PLAT FOR ZONING VARIANCE OWNER - STEPHEN & JEANNE ENSOR DISTRICT -11, ZONED D.R. S.S SUBDIVISION - THORNEWOOD PARK LOT 5, PLAT 2, BOOK NO. 21, FOLIO 6 EXISTING UTILITIES: SEWER IN AVONDALE RO.; WATER IN 6TH AYE. SCALE: 1" = 50'